

LAND USE DEVELOPMENT PLAN: FRUITRIDGE AVE. TO SR 46

NEW MARGARET AVENUE

The realigned portion of Margaret Avenue provides the community with a rare opportunity to create a sense of place, enhance the community identity, create economic development opportunities, and establish a new paradigm for future development in Terre Haute. This segment of the corridor includes the largest diversity of natural features, undeveloped parcels, and development opportunities in the corridor.

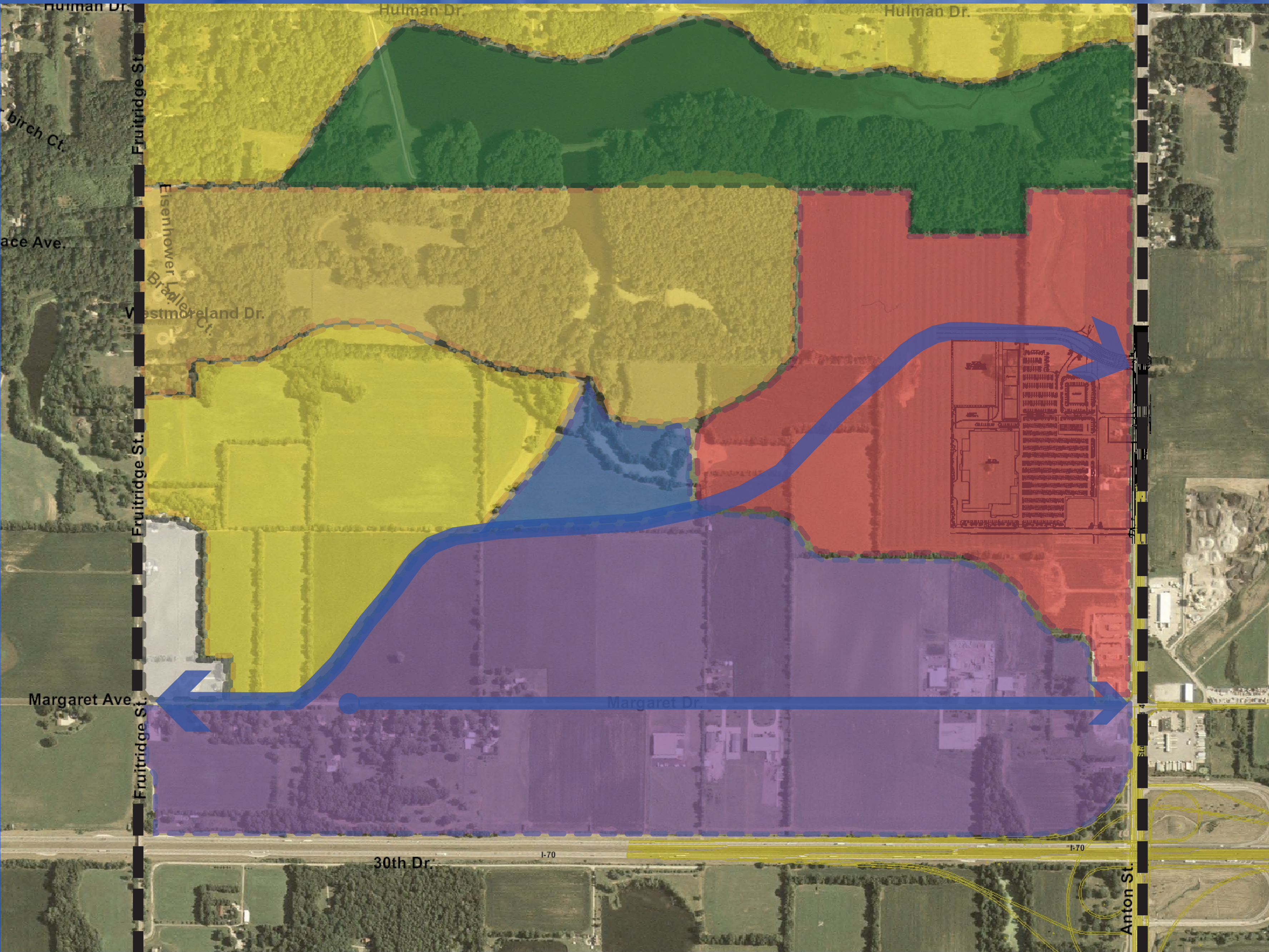
A mix of various types of residential development in this segment is planned for the property north of the new alignment of Margaret Avenue. Conventional medium density single family residential development along Margaret Avenue and low to medium density single family custom designed residential development near the natural water features is recommended.

A small amount of land located near the natural water features could offer a unique office environment as either a campus environment for a single user or a planned development for a number of individual users.

Warehouse and distribution facilities have an ideal location south of the new alignment and north of I-70. The land area in this segment is large enough to accommodate several major distribution and warehousing operations of up to one million square feet each. The proximity to the airport and interstate make this a premier location for this type of development. Design guidelines could be employed to assure attractive frontage along I-70 and Margaret Avenue.

Commercial development along the new alignment should transition between regional retail near S.R. 46, including big box and other destination retail to more local-oriented services such as banks, coffee shops, dry cleaners, etc. to the western edge of the designated commercial land use. Standards that would promote a development style that differs from the conventional form found in other retail districts in the city, such as US 41 should be considered. For the western edge of the commercial use, consideration should be given to a development style which resembles a traditional village center with parking in the rear and facades that are more compatible with individual storefronts and the surrounding residential style. This pedestrian-friendly environment could reduce vehicular trips from parking lot to parking lot while promoting walking between developments and residential areas.

Preservation of the area immediately surrounding the flood control pond should be a priority. The water and surrounding natural wooded environment add to the character and identity of the area while providing critical flood protection. Protection of viewsheds of the natural area within the commercial and residential areas will enhance this identity feature.



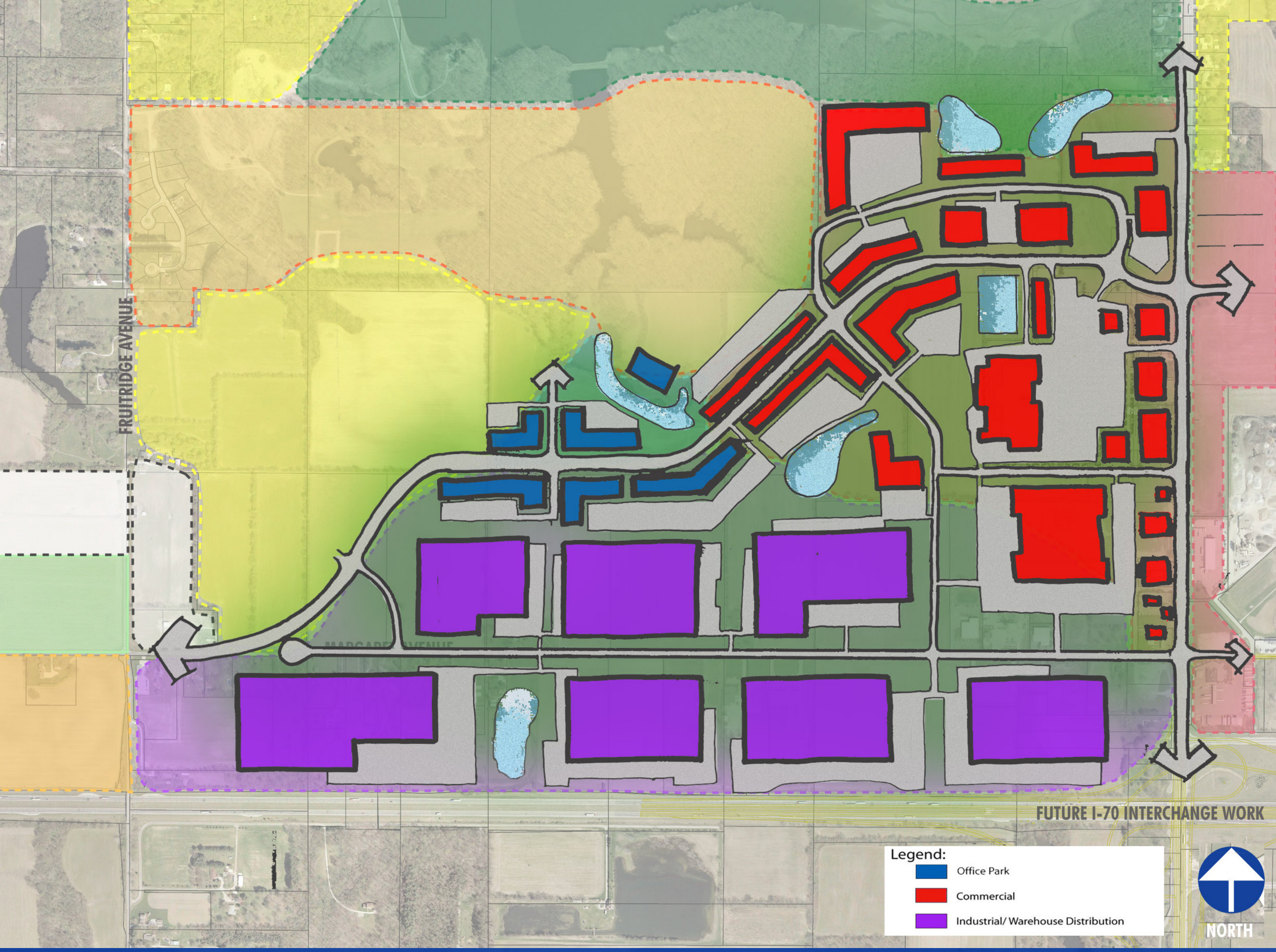
DISTRICT CHARACTER IMAGES



LAND USE LEGEND

Legend:		
Churches & Cemeteries	Multi-Family Residential	Public Use & Institutional
Commercial	Single-Family Residential	Health Care
Tourist Service Commercial (TSC)	Custom Design Single-Family Residential	Office Park
Industrial/ Warehouse Distribution	Natural & Open Areas	Vacant
Utility Fields	Parks	

CONCEPTUAL LAYOUT FOR NEW DEVELOPMENT



ROUGH ESTIMATE OF POTENTIAL JOBS CREATED

New Margaret Avenue Realignment Area
Rt. 46 to Fruit Ridge, I-70 to Hulman (also includes commercial acreage east of Rt. 46)

Use	Developable Land Area Acres	Developable Land Area Sq. Ft.	Building Area Sq. Ft.	Jobs per Sq. Ft.	Total Estimated Jobs
Preferred Scenario					
Warehouse/Distribution	206.08	8,976,845	3,590,738	1/1000	3,591
Retail	211.96	9,232,978	2,308,244	1/250	9,233
Office	11.97	521,413	260,707	1/333	783
Total Jobs					13,607